

# Casale Le Rocche

Region: Umbria Sleeps: 8 - 14

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## Overview

Nestled in the heart of the Subasio Regional Park, Casale Le Rocche is a serene retreat just a short distance from the town of Assisi. As you arrive at the villa, the beauty of the lush greenery envelops you. This charming stone farmhouse is set within a private estate of over two hundred hectares, inviting you to disconnect from the world.

As you step inside, you are greeted by the warm, rustic charm of Casale Le Rocche. The interiors are furnished in a traditional style, featuring exposed wooden beams, antique terracotta floors, and a romantic fireplace that promises cosy winter evenings. Each of the four apartments has a unique character designed to accommodate different groups. The rooms are simple yet comfortable, with double beds, bathrooms with showers, and small kitchenettes equipped for basic cooking needs. The living rooms are inviting spaces with sofas, large wooden dining tables, and plenty of natural light filtering through the windows.

Outside, the expansive garden wraps around the farmhouse, providing plenty of spots to relax and enjoy the natural surroundings. You'll find picnic tables perfect for al fresco dining, small tables with chairs for a quiet cup of tea, and sun loungers to bask in the sunshine. A wood-fired oven and barbecue grills beckon for a delightful cookout, perhaps with meat from the estate's farm.

A short walk along a dirt path leads you to the "Fossa del Lupo," a serene green area featuring a shared infinity pool with breathtaking views over the valleys of Mount Subasio. Here, you can unwind under gazebos and umbrellas, soaking in the tranquil atmosphere. A spacious room with large windows offers panoramic views of the greenery. Often used for events, this area is perfect for gatherings, complete with a large fireplace and a piano. In the summer, enjoy tastings of local products from the estate's farm, bringing the flavours of the land to your table.

For those seeking adventure, the estate offers over 200 hectares to explore. Wander the trails, go mountain biking, or try water trekking and canyoning. Casale Le Rocche is a place to stay and a sanctuary to connect with nature and yourself.



## Facilities

Country Estate • Great Value • Shared Pool • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request •  
<1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • TV •  
Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) •  
Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting •  
Golf Nearby • Cycling • Horse Riding • Stalking/Hunting • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •  
Historical Sites • Romantic

# Interior & Grounds

## Villa Interiors (200m2)

### *Apartment 1 (sleeps 2 guests)*

- Double bedroom
- Bathroom with shower
- Living room with sofa and fireplace
- Dining table
- Kitchenette

### *Apartment 2 (sleeps 2-4 guests)*

- Double bedroom
- Bathroom with shower
- Living room with sofa bed and fireplace
- Kitchenette
- Dining table

### *Apartment 3 (sleeps 2-4 guests)*

- Double bedroom
- Bathroom with shower
- Living room with sofa bed and fireplace
- Kitchenette
- Dining table

### *Apartment 4 (sleeps 2-4 guests)*

- Double bedroom
- Bathroom with shower
- Living room with double sofa bed and fireplace
- Kitchenette
- Dining table

## Outside Grounds (500m2)



- Shared swimming pool (18m x 9m, max depth: 1.4m), open from approximately May to September
- Panoramic terrace
- Large garden
- Picnic tables
- Wood-fired oven and barbecue
- Parking

**Facilities**

- Wi-Fi
- TVs
- Heating
- Piano
- Hairdryers
- Fireplaces
- Board games



## Location & Local Information

Casale Le Rocche is an idyllic holiday destination within the Subasio Regional Park, a protected natural area renowned for its stunning landscapes and biodiversity. This charming villa is located just a short distance from the historic and mystical town of Assisi, making it an excellent base for exploring the region's rich cultural and spiritual heritage.

Surrounded by over two hundred hectares of private estate, Casale Le Rocche offers guests a unique opportunity to immerse themselves in nature. The park's lush vegetation provides a cool refuge in the summer, while the villa's cosy interiors and fireplace offer warmth and comfort in winter. The area is characterised by its stillness and silence, punctuated only by the sounds of crickets and cicadas, creating an atmosphere of peace and tranquillity.

The location is ideal for nature lovers and outdoor enthusiasts, with numerous trails for walking and mountain biking and opportunities for water trekking and canyoning. The picturesque landscapes and panoramic views of Mount Subasio's valleys offer a serene backdrop for a truly rejuvenating holiday experience. Whether seeking relaxation or adventure, Casale Le Rocche provides an intimate and serene escape in the heart of Umbria.

## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (28km)</b>
Nearest Airport 2	<b>Leonardo da Vinci - Fiumicino Airport (209km)</b>
Nearest Village	<b>Armenzano (4km)</b>
Nearest Restaurant	<b>(1.5km)</b>
Nearest Bar/Pub	<b>(1.5km)</b>
Nearest Supermarket	<b>Assisi (13km)</b>
Nearest Town	<b>Assisi (13km)</b>
Nearest Golf	<b>Perugia Golf Club (43km)</b>



Nearest Beach

**Fano**  
**(125km)**

## What we love

- It is ideally situated near Assisi, blending rich cultural heritage with serene natural beauty.
- Over 200 hectares of private estate for nature walks and outdoor adventures.
- It has a tranquil atmosphere with charming rustic interiors and a cosy fireplace.

## What you should know...

- Due to the villa's remote location, we recommend hiring a car. Please note that the estate roads are gravel.
- Whilst this property can sleep up to 14 guests, please note that 6 guests would be accommodated on the sofa beds in the living room of each apartment.

# Terms & Conditions

- Security deposit: €800 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 2.00 p.m – 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Not included. Wood for the open fire €15 per 100 kg/ Gas bill €15 per day during winter months (from the 1st November to the 30th April).
- Minimum stay: 2 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet will apply (payable locally).
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note home security devices may be installed at the villa, please enquire for further information.
- Property Licence Number: Pending.